



Fifth Ward Community Redevelopment Corporation (FWCRC)
4300 Lyons Avenue, Suite 300 ~ Houston, TX 77020
713-674-0175

ORGANIZATIONAL PROFILE

* **Geographic area(s) of interest/operation**

Fifth Ward, Houston, Texas

* **Projects of Interest**

Mission: To be a catalytic organization dedicated to the collaborative fostering of holistic community development

Since our inception in 1989, Fifth Ward Community Redevelopment Corporation (Fifth Ward CRC/FWCRC) by way of our mission has built more than 200 new homes, two multifamily complexes totaling 336 units, four public art installations and two community gateway monuments. We have preserved and renovated two of the most significant landmarks in the area – one commercial (the historic St. Elizabeth Clinic) and one residential (the historic Lonnie Smith home). To support homeownership and enhance affordability, FWCRC also provides second mortgages to families in need.

Fifth Ward Community Redevelopment Corporation is broadly recognized as a national leader in the field of community redevelopment for its comprehensive approach to development. In Fifth Ward CRC's effort to "Create a Community of Choice, 5th Ward, a beautiful and better place to live, work, and play", our current lines of business include:

1. Heritage and Generation Series Homes: Fifth Ward CRC's continuing objective is to provide high-quality new homes at affordable prices; FWCRC currently offers 13 different plans
2. Land Acquisition and Development: FWCRC acquires undeveloped lots primarily concentrated in the area bound by 610, Kelly and Buffalo Bayou, from North to South and Sakowitz to Jensen Drive from East to West
3. Commercial Development: Market Village Retail Center, a 6,000 sq. ft space, will be located at the corner of Lockwood and Market and is expected to open in Spring 2007 and the Fifth Ward Technology and Workforce Development Center, a 32,000 sq. ft. new office building that will house a community workforce development center operated by Houston Community College with completion expected in the fall of 2006

4. Arts District: the Fifth Ward Arts District Master Plan includes the annual 5th Ward Cultural Arts Festival, renovation of the historic DeLuxe Theater on Lyons Avenue, creation of an Arts and Technology academy and live-work space for artists

5. Technology Integration: includes the 5th Ward HP i-community portal, Technology Access Points (TAPs) which provide free computer access at five sites throughout 5th Ward, and training and certification programs

Yet, there is still much to be done to ensure that 5th Ward does not fall into the pattern of gentrification that has impacted other parts of Houston. With a 15-year track record of successfully strengthening 5th Ward, FWCRC intends to accomplish more for the 5th Ward community through the 5th Ward Urban Revitalization Plan, the Fifth Ward CRC Capital Campaign, and the 5th Ward/HP i-community.

A Better Place to Live – Through the Fifth Ward CRC Capital Campaign we will purchase dilapidated properties within 5th Ward for future community development before private developers obtain control of the land and drive property values significantly higher. The 5th Ward Urban Revitalization Plan will provide a plan for land use, which will in turn help to generate the kind of sustained and widespread private market reaction that can make a community more attractive, safe, economically healthy, and desirable.

A Better Place to Work – Through the Fifth Ward CRC Capital Campaign the proposed new Technology and Workforce Development Center will help bridge the digital divide and train 5th Ward residents for better skilled, higher paying jobs to further fuel the economic development of the community. In addition to this campaign, the 5th Ward HP i-community portal gives community businesses and residents access to online services and information and also serves as a public safety alert system.

A Better Place to Play – Through the Fifth Ward CRC Capital Campaign, FWCRC will establish an Arts District, centered around the Deluxe Theater and the annual 5th Ward Cultural Arts Festival established in 2004, to provide 5th Ward artists, students and residents with an arts venue, arts education programs and affordable studio spaces in their own community.

* **Years of Operation**

FWCRC was established in 1989

* **Organization Website Address (if available)**

<http://fifthwardcrc.fifthwardhouston.org/>

* **Whether the CDC qualifies as a "Builder" under the LARA RFP requirements-** Yes

* **Whether the CDC is seeking to partner with a Builder-** Yes

* **Number of staff members-** 10

* **Affiliations-** Neighborhood Reinvestment- Neighbor Works affiliate; Local Initiative Support Corporation (LISC); Greater Houston CDC Association; Fifth Ward Coalition of Churches; Pleasant Hill CDC